

082.0

0002

0071.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

872,100 / 872,100

USE VALUE:

872,100 / 872,100

ASSESSED:

872,100 / 872,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MELANIE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROZANITIS CHRIS -ETAL	
Owner 2: ROZANITIS GEORGIA	
Owner 3:	

Street 1: 16 MELANIE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,716 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2020 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8716		Sq. Ft.	Site		0	70.	0.78	6									477,035						477,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8716.000	394,600	500	477,000	872,100		144490
							GIS Ref
							GIS Ref
							Insp Date
							03/26/09

1 of 1 CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

872,100 / 872,100

USE VALUE:

872,100 / 872,100

ASSESSED:

872,100 / 872,100

!6695!

PRINT

Date

Time

12/10/20 21:25:26

LAST REV

Date

Time

03/31/09 10:07:14

apro

6695

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

TAX DISTRICT

Parcel ID 082.0-0002-0071.0

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21533-393		11/1/1991			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/26/2009									197			PATRIOT
1/13/2000												
1/13/2000									243			PATRIOT
4/1/1992										PM		Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.20009

Total SF/SM: 8716

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 477,035

Spl Credit

Total: 477,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	2	Rating: Average		A Bath:	Rating:														
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall: 8 - Brick Veneer	10%			OTHER FEATURES				RESIDENTIAL GRID											
Roof Struct: 1 - Gable				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Color: WH/BRICK				Fpl: 1	Rating: Average			Other											
View / Desir:				WSFlue:	Rating:			Upper											
GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2											
Grade: C+ - Average (+)								Lvl 1											
Year Blt: 1984	Eff Yr Blt:							Lower											
Alt LUC:	Alt %:							Totals	RMS: 8	BRs: 3	Baths: 2	HB: 1							
Jurisdct:	Fact: .							REMODELING				RES BREAKDOWN							
Const Mod:								Exterior:				No Unit	RMS	BRs	FL				
Lump Sum Adj:								Interior:				1	8	3					
INTERIOR INFORMATION				DEPRECIATION				Additions:											
Avg Ht/FL: STD				Phys Cond: AV - Average	21.	%		Kitchen:											
Prim Int Wall: 2 - Plaster				Functional:		%		Baths:											
Sec Int Wall:		%		Economic:		%		Plumbing:											
Partition: T - Typical				Special:		%		Electric:											
Prim Floors: 3 - Hardwood				Override:		%		Heating:											
Sec Floors:		%		Total: 21.4	%			General:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Totals				1	8	3					
Subfloor:																			
Bsmnt Gar: 1																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:				Model:				Serial #:							
SPEC FEATURES/YARD ITEMS				Color:				Year:											
PARCEL ID 082-0-0002-0071.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	9X10	G	AV	1984	7.50	T	28	101			500		500		
2	Frame Shed	D	Y	1	8X10	F	AV	1984	0.00	T	28	101							
More: N				Total Yard Items: 500				Total Special Features:				Total: 500				IMAGE			
AssessPro Patriot Properties, Inc																			